

Message Text

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DRAFTED BY A/FBO:JRGRAY:JAW

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FM SECSTATE WASHDC

TO AMEMBASSY ROME PRIORITY

UNCLAS STATE 228698

TO AMBASSADOR FROM DEPUTY ASSISTANT SECRETARY RALSTON

E.O. 11652: N/A

TAGS: TAGS

SUBJECT: PROPOSED MARINE GUARD QUARTERS CONSTRUCTION

1. RESULTS OF THE FOUNDATION AND SUB-SOIL INVESTIGATIONS AT THE MGQ CONSTRUCTION SITE COUPLED WITH THE FEASIBILITY STUDY PREPARED BY CONTRACT ARCHITECT BIRKERTS INDICATES THAT ADHERENCE TO SKETCH DRAWINGS PREPARED FOR BUILDING PERMIT APPLICATION WOULD PRESENT SERIOUS CONSTRUCTION AND FUNDING PROBLEMS.

2. HOWEVER, ACCORDING TO DISCUSSIONS WITH MR. LIBERATI, ARCHITECT BONAMICO, AND CITY GOVERNMENT ATTORNEY FUCACHI WHICH WERE CONDUCTED AT SITE BY ARCHITECTS BIRKERTS AND FBO GRAY DURING THEIR RECENT VISIT TO ROME, THESE DRAWINGS MUST BE RIGIDLY ADHERED TO OR PERMIT WILL BE DENIED.

3. FBO OBJECTS TO THE EXISTING PERMIT PLAN AND DEFINITELY PREFERS TO FOLLOW THE LINES OF THE EXISTING GARAGE BUILDING WALLS MORE CLOSELY IN PLANNING NEW QUARTERS FOR THE MG FOR THE FOLLOWING REASONS:

A. PERMIT PLAN PROVIDES FOR A LONG NARROW AND
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INFLEXIBLE BUILDING. FBO PLAN UTILIZING PRESENT SHAPE

GARAGE BUILDING ACCOMMODATES PROJECT REQUIREMENTS MORE EFFECTIVELY.

B. EXISTING DISPATCHER OFFICE AREA IS NOT STRUCTURALLY SUITABLE FOR CONSTRUCTION OF AN ADDITIONAL FLOOR.

C. LOCATION PUBLIC ENTRY INTO MGQ AS SHOWN THROUGH BEDROOM AREA IS NOT PRACTICABLE AND SHOULD NOT BE ACCEPTED.

D. WIDENING OF THE NARROW END OF THE EXISTING BUILDING AS SHOWN IS UNNECESSARILY EXPENSIVE. TWO LEVELS OF THE STRUCTURE ON THE GARDEN SIDE WOULD BE DEMOLISHED AND A NEW STRUCTURAL SYSTEM AND SUPPORTING WALLS WOULD BE REQUIRED.

E. BALUSTRATED BALCONY ON THE GARDEN IS NOT A DESIRED FEATURE. CONSTRUCTED IN SHAPE AS SHOWN ON THE PERMIT PLAN WOULD BE MORE EXPENSIVE THAN IF NEW WALLS WERE BUILT DIRECTLY OVER EXISTING WALLS. ALSO SPACE DEVOTED TO BALCONY NEEDED FOR USABLE INTERIOR SPACE.

F. ALTHOUGH THE PITCHED TILED ROOF SHOWN ON THE PERMIT PLAN WOULD BE FAR MORE EXPENSIVE THAN A FLAT ROOF SIMILAR TO EXISTING, FBO CONCEDES THAT THE ROOF SHOWN WOULD BE ESTHETICALLY APPEALING.

4. IN VIEW OF THE ABOVE POINTS, PLEASE ADVISE WHETHER YOU HAVE SATISFIED YOURSELF THAT ALL EFFORTS AT HIGHEST POSSIBLE LOCAL LEVEL TO CHANGE PERMIT PLANS HAVE BEEN EXHAUSTED. IF YOU CONSIDER CHANGES ARE POSSIBLE, FBO WILL PROCEED TO DEVELOP A AND E PLANS ACCORDINGLY. ROBINSON

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